

City of Michigan City

Brownfields Redevelopment & Environmental Due Diligence Program

A step-by-step guide to saving high risk costs in development



Contact the Michigan City Sanitary District.

Grant funds are available now to support developers covering up to 100% of environmental due diligence costs.

FUNDS ARE AVAILABLE ON A FIRST COME/FIRST SERVED BASIS

Phase I Environmental Site Assessments (ESA's) are conducted to identify potential or existing environmental contamination on a property. A Phase I ESA also provides protection for property purchasers from liabilities associated with potential environmental damages on the site.

If a Phase I ESA indicates the presence of recognized environmental conditions on a property, then a Phase II ESA may be conducted to determine if contamination is present, where it is located, and how much exists. Soil, water, air, and other media are sampled and analyzed for the presence of regulated chemicals.

Prepare a plan to address any environmental impacts identified in the Phase II ESA.

Identify funding to cover cleanup costs.

Property is redeveloped, creating jobs, improving the community, and creating wealth!

Benefits: initial, high risk due diligence costs paid for, increased property value, environmental risks identified, liability reduced, redevelopment profit margins often increase.

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